

**YELLOWSTONE L & R RANCH IMPROVEMENT & SERVICE DISTRICT
SPECIAL MEETING
Friday, November 7, 2025, 9:30 a.m. Mountain Time
400 South Gillette Avenue, Suite 106 (Office of Cathey Consulting, LLC)
MINUTES**

BOARD MEMBERS PRESENT: Brenda Mattison, Jim Roquemore
BOARD MEMBERS NOT PRESENT: Les Lindskov
OTHERS PRESENT: Helenanne Cathey, Paul Harris

Brenda Mattison called the special meeting to order at 9:35 a.m. for the purpose of discussions and decisions on the following topics:

1. Dave Mazlow bought tract 41 in January of this year. The property was in escrow quite a while in 2024, but didn't close until January of 2025. Brenda Mattison moved to refund Dave Mazlow \$400 for overpayment of property taxes. Jim Roquemore seconded. Motion carried unanimously.
2. Snow removal contract – Paul Harris reported that he has reached out to local contractors regarding snow removal services. The fees next year may be increased in order to provide snow removal on the District's roads. A home is being built at the very back of the District, and the road will need to be kept open. The owner of another property has also requested that the roads be kept clear in the winter so landowners can get to their properties any time they want to get there. Another property owner has expressed a concern about the tall grass along the sides of the roads and asked that it be cut before winter to prevent snow from drifting on the roads (less snow drifting, less snow removal). Paul Harris will try to get the mowing done this year, but this will need to be contracted in the future which will also increase the fees next year.
3. Jim Roquemore has submitted a letter of resignation from the Board of Directors. A quorum of the Board will need to accept the letter of resignation and appoint someone to replace Jim and serve until the next election, which is May of 2026. Another special meeting was scheduled.

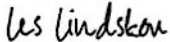
A Special Meeting will be held on Monday, November 10, 2025, 3:00 p.m. Mountain Time for the purpose of the following discussions and decisions:

- Accept Jim Roquemore's resignation
- Appointment to replace Jim Roquemore until the next election (May, 2026) / completion of oath
- Election of officers for 11/25/25 – 11/24/26:
 - Currently: Brenda Mattison, President
 - Les Lindskov, Vice President
 - Jim Roquemore, Secretary/Treasurer
- Treasurer Bond / Bonds on other Board members
- Snow Removal and other road work
- Pay Bills

Next Regular Meeting: Tuesday, January 20, 2026, 9:30 a.m. Mountain Time

ADJOURN – Jim Roquemore moved to adjourn. Brenda Mattison seconded. The meeting was adjourned at 9:54 a.m.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Docusigned by:


AU619AB4627B463...
 Signature

Les Lindskov

Printed Name

1/21/2026

Date

Signed by:


CA45C8332313425...
 Signature

Brenda Mattison

Printed Name

1/21/2026

Date

Brenda Mattison, President / Les Lindskov, Vice President / James (Jim) Roquemore,
Secretary/Treasurer